

CITY OF BELMONT
PLANNING COMMISSION MEETING
SUMMARY MINUTES

TUESDAY, NOVEMBER 17, 2015 - 7:00 PM

Chair hurt called the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Hurt, Mates, Simpson, McCune, MacDonald, Goldfarb
Commissioners Absent: Kim

Staff Present: Community Development Director de Melo, City Attorney Rennie,
Senior Planner DiDonato, Associate Planner Gill, Recording Secretary Turning

2. COMMUNITY FORUM –

Max Reinhardt suggested Development Options for Open Space and Lot Transfers.

3. COMMISSION ANNOUNCEMENT/AGENDA ANNOUNCEMENT

City Council Meeting of November 24,2015

Liaison: Commissioner MacDonald
Alternate Liaison: Commissioner Goldfarb

Commissioner Mates attended the wine walk gala at the Carlmont Shopping Center and noted it was a great Community event.

4. CONSENT CALENDAR – None

5. STUDY SESSION

5A. Joint meeting with the Parks and Recreation Commission to review the 2035 General Plan Update – Parks, Recreation and Open Space Draft Elements

Chair Hurt invited the Parks & Recreation Commission to join the Planning Commission at the dais.

ROLL CALL:

Commissioners Present: Mittelstadt, Bortoli, Vargas, Michaels, Foehr, Sullivan
Commissioners Absent: Block, Sebti, Hunter
Staff Present: Parks & Recreation Director Gervais

Dyett & Bhatia representative, Martin provided an overview of the Draft General Plan Structure answering questions of the Commission's.

Discussion ensued, Commission comments were provided to staff.

Director de Melo noted all comments received from the Commission's would be forwarded to the consultant. Any additional comments should be directed to him.

Director Gervais noted there will be another Joint Commission Meeting on December 1, to discuss the Conservation Element.

Meeting break 8:30 pm.

The Parks and Recreation Director Gervais, P&R Commissioners along with Planning Commissioner MacDonald left the meeting.

Meeting resumed 8:40 pm.

6. PUBLIC HEARINGS

6A. PUBLIC HEARING - 10 NOTRE DAME PLACE

To consider a Floor Area Exception and Single Family Design Review to construct a new 4,912 square foot single-family residence for the site (3,500 sq. ft. maximum building size permitted).

(Appl. No. PA2014-0023)

APN: 044-353-020; ZONING: R-1B – Single Family Residential

CEQA Status: Categorical Exemption per Section 15303

APPLICANT: Rockwood Design Associates, Inc.

OWNER: Bob Read

PROJECT PLANNER: Rob Gill, (650) 598-4204, rgill@belmont.gov

Chair Hurt asked the Commission if anyone had ex-parte communications on this project. Several Commissioners had visited the site, however no conclusions were made.

Associate Planner Gill summarized the report answering questions of the Commission.

Motion by Commissioner McCune seconded by Commissioner Goldfarb to open the Public Hearing.

Motion passed by show of hands: 5/0

Owner, Bob Read and Applicant from Rockwood Design Associates spoke about the project answering questions of the Commission.

Neighbors requesting to speak: Michael O'Connor, Jennifer Lien, Michael O'Neil, Patricia Fyfu & Patty Bove

Motion by Commissioner McCune seconded by Commissioner Mates to close the Public Hearing

Motion passed by show of hands 5/0

Discussion ensued

MOTION by: Commissioner Simpson seconded by Commissioner McCune to Continue this item to a date uncertain.

Ayes: Simpson, McCune, Goldfarb, Mates, Hurt

Noes: None

Absent: Kim, MacDonald

Motion passed 5/0/2 by show of hands

Chair Hurt noted that this item can be appealed within 10 calendar days.

Meeting break 10:35 pm

Meeting resumed 10:45 pm

6B. PUBLIC HEARING – 740 EL CAMINO REAL

To consider Design Review and a Conditional Use Permit for exterior alterations, an approximately 270 square foot addition to an existing mixed use commercial/residential building, and a Parking Variance for a proposed restaurant use.

(Appl. No. PA2015-0037)

APN: 044-222-150; ZONING: C-3 (Highway Commercial)

CEQA Status: Categorical Exemption per Section 15303

APPLICANT: Martin Bernstein

OWNER: Jose Luis Relinque

PROJECT PLANNER: Damon DiDonato, (650) 637-2908, didonato@belmont.gov

Chair Hurt asked the Commission if anyone had ex-parte communications on this project. Several Commissioners had visited the site, however no conclusions were made.

Senior Planner DiDonato summarized the report answering questions of the Commission.

Motion by Commissioner McCune seconded by Commissioner Goldfarb to open the Public Hearing.

Motion passed by show of hands: 5/0

Owner: Martin Bernstein spoke regarding the project answering questions of the Commission.

Neighbors requesting to speak on the project: Chuck Zellers, Judy Chan, Brian Liang and Fanna Schuck.

Motion by Commission Simpson, seconded by Commissioner McCune to close the Public Hearing

Motion passed by show of hands 5/0

Discussion ensued

MOTION by: Commissioner Goldfarb seconded by Commissioner Mates to move the Resolution of the Planning Commission of the City of Belmont Approving a Design Review, Conditional Use

Permit, and Parking Variance for Exterior Alterations, an Approximate 270 Square Foot Addition, and Conversion to a Restaurant Use for an Existing Mixed Use Commercial/Residential Building located at 740 El Camino Real (APN: 044-222-150) (APPL. No. PA 2015-0037)

Ayes: Goldfarb, Mates, Simpson, McCune, Hurt

Noes: None

Absent: Kim, MacDonald

Motion passed 5/0/2

Chair Hurt noted that this item can be appealed within 10 calendar days.

5. ADJOURNMENT: Meeting Adjourned at 11:35 pm.

Adjournment To: Tuesday, December 1, 2015-7:00 PM for a Regular meeting of Planning Commission at Belmont City Hall.

Information on the applications to be considered at this meeting may be obtained from the City of Belmont Planning Division, One Twin Pines Lane, Suite # 110, CA, 94002, 650/595-7417. This meeting will be televised and webstreamed. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact: 650-637-2999. Notification in advance of the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.